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Kathleen Neel – Summit County Recorder

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LODGE BY THE BLUE PLANNED UNIT DEVELOPMENT DESIGNATION

This Planned Unit Development Designation, to be known as the Lodge by the Blue Planned Unit Development Designation (“PUD Designation”), originally approved as Skiers Edge Planned Unit Development Agreement (“Agreement”) on the 21st day of April, 1981 by the Board of County Commissioners of Summit County, Colorado, hereinafter referred to as the “County,” is subsequently amended on this 28th day of June, 2016 for certain real property located in Summit County and described in attached Exhibit A, hereinafter referred to as the “Property.” This PUD Designation establishes the general uses which shall be permitted on the Property, a general development plan (“Plan”) and a statement of development guidelines and conditions which must be adhered to by Global Connections Inc., and its successors and assigns, collectively referred to herein as the “Owner/Developer.” This PUD Designation also specifies improvements, which must be made, and conditions that must be fulfilled in conjunction with this PUD Designation by the Owner/Developer.

Where this PUD Designation does not address a specific development standard or requirement of the Summit County Land Use and Development Code (“Code”) currently in effect, the Code shall apply. Where the PUD Designation addresses a specific development standard or requirement, the provisions of this PUD Designation shall supersede the provisions of the Code. Use and development of the Property shall be in accordance with the specific requirements of this PUD Designation, in substantial compliance with the Plan attached hereto as Exhibit B, and the objectives of minimizing site disturbance and blending development into the natural environment.

A. DEVELOPMENT PLAN, PERMITTED USES AND STRUCTURES

1. Purpose and Intent

This PUD Designation is proposed in an effort to create a zoning designation that clarifies and delineates the scope and nature of the existing commercial lodging uses on the Property, and allows for additional uses that are accessory to the primary commercial lodging uses on the Property, while protecting the residential character of the surrounding area.

2. Development Plan and Permitted Structures; Size and Use Limitations

- a. Development of the Property. Development of the Property shall be in accordance with the Plan attached hereto as Exhibit B, and incorporated herein as if referenced in full. Said Plan is a reflection of the existing improvements to the Property, and this PUD Designation shall expressly allow for such existing structures and not permit any further development of commercial or residential structures on the Property. In accordance with the Plan, the following existing structures are allowed for the intended uses as articulated in this PUD Designation:

<u>Structure</u>	<u>Maximum Size (square feet)</u>	<u>Use</u>
Lodge Building (Building A)	10,000	Commercial lodging uses and support functions, including front desk check in, housekeeping and maintenance facilities, laundry facilities, etc.; resort operations; restaurant up to 2,300 square feet total, including kitchen facilities and bar area; and one (1) lodging room.
Main Lodging Structure (Building B)	3,700	17 lodging rooms; support functions; resort operations; and accessory uses to the commercial lodging uses.
Employee/Manager Annex (Building C)	2,000	Residential uses. Accessory uses to the commercial lodging uses.

- b. Restaurant on Property. The limits on the size of the restaurant on the Property shall be 2,300 square feet in total, including restaurant kitchen facilities and a bar area. Said restaurant shall obtain all requisite licensure and permitting from Summit County, Colorado, the State of Colorado, and any other applicable agency with jurisdiction over the Property, including, without limit, liquor licensure, building permits, and County environmental health certification.
- c. Lodging Rooms.
- i. The limit on the total number of lodging rooms shall be 18 units exclusive of any employee/manager housing units.
 - ii. One (1) of the 18 such units shall remain as a studio/efficiency unit that does not contain a kitchen; all other units contain kitchen improvements consistent with a condominium hotel.
 - iii. It is understood that all existing units on the Property have already been subjected to condominium unit creation by means of a duly approved and recorded condominium map. Owner/Developer shall modify said condominium map in accordance with section B.10 of this PUD Designation should Owner/Developer desire to sell any of the condominium units.
 - iv. No units may be sold unless and until a revised condominium map has been approved and recorded by the County.
 - v. Notwithstanding the foregoing limitations, it is expressly acknowledged that the original PUD Agreement contemplated and allowed up to 25 lodging units, and accordingly such total number of lodging units are still contemplated. Owner/Developer may create additional units within the existing structures, up to a maximum of 25 units in total, provided, however, that Owner/Developer must first obtain specific PUD Designation approval from the County to accomplish the same.

- vi. All such units, and the Property in general, shall be operated as a Condominium Hotel, as such term is defined in Chapter 15 of the Code.

3. Uses, Design and Function of Permitted Structures

The permitted structures and uses on the Property under this PUD Designation shall emanate from, and be accessory to, the primary use of the Property as a commercial lodge and a commercial restaurant operating as a Condominium Hotel, and any related activities by or for those individuals staying at the facility, as well as their guests and invitees.

The structures as set forth in section A.2 of this PUD Designation are expressly contemplated and permitted on the Property, either as commercial structures or as structures accessory to the primary commercial use:

- a. Commercial Lodge. A commercial lodging facility previously known as Skiers Edge, and now known as the Lodge by the Blue, exists on the Property ("Lodge"). The Lodge contains 18 condominium hotel rental rooms, and various accessory facilities, including food and beverage, lobby, front desk, maintenance and housekeeping, and an indoor swimming pool. Said Lodge shall serve as the primary commercial structure on the Property.
 - i. Additional lodging rooms are contemplated, but not allowed to be created unless approved by the County through an amendment to this PUD Designation and through any other application processes as required by the Code.
 - ii. No improvements to the Lodge are required in connection with the approval of this PUD Designation modification. However, improvements or additions may be made subject to County review and approval of all applicable County regulations.
 - iii. The existing Lodge structures, excluding any new additions, extensions or other such significant modifications erected since the original PUD Agreement approval in April of 1981 but prior to this review, have been legally established and operated, and shall be deemed to comply with all requirements of this PUD Designation and/or the Code, and shall be deemed legally non-conforming to any standards that it does not comply with; with the exception of any improvements or existing conditions representing an imminent danger to the public's health, life, or safety.

4. Permitted Uses

- a. Commercial Condominium Hotel Lodging. The existing commercial lodging facility on the Property, known as the Lodge by the Blue, shall be utilized as a lodging facility, which contains 18 lodging units, to be operated as Condominium Hotel units. One (1) such unit shall be a studio/efficiency unit which shall not contain a kitchen. The Lodge shall at all times be operated as a Condominium Hotel as defined in the Code, meaning that the individual rooms contained therein shall be made available for individual overnight

accommodations on a per room basis. Rental of the commercial lodging Condominium Hotel units shall be limited to no more than 60 consecutive days.

- b. Resort Operations. The Lodge shall be operated as a Vacation Club Lodge/Resort, as defined in the Code, and accordingly, may provide for the conduct of events and activities allowed under the Code, including accessory uses such as restaurant operations.
- c. Employee/Manager Housing. Two (2) employee/manager housing units are currently located in the Employee/Manager Annex and are expressly permitted herein.

B. DEVELOPMENT STANDARDS

1. Disturbance Limitations

- a. The Plan attached as Exhibit B depicts the existing structures on the Property in their present location, including, but not limited to, the structures' roof overhangs, decks, and at-grade patios. No other significant structures or disturbances are allowed except as specifically allowed below.
- b. Site disturbances on the Property are limited to: (a) installation and maintenance of utilities, including above ground renewable energy systems; (b) installation of landscaping and revegetation; (c) placement of benches and tables; (d) installation of fencing; (e) County required wildfire hazard mitigation; (f) tree removal for forest management efforts, if necessary, including removal of Mountain Pine Beetle infected trees which does not require prior County approval; (g) sign erection and maintenance in accordance with an approved sign program for the Property; (h) building of any permitted trails; and (i) grading, retaining and re-vegetation efforts. Any site disturbances must be conducted, and, if necessary, permitted, in accordance with the applicable standards of this PUD Designation, and if applicable, the Code.
- c. All structures and disturbances must maintain a minimum setback of 25 feet from all wetlands.
- d. No wetland delineation is to be required by the County if there is no disturbance within 75' of the wetland as shown on the Plan and as verified in the field by the County, or based on existing site conditions.
- e. All setbacks for any new structures shall be 50 feet from all property lines. Any expansion of the existing Lodge shall maintain a 50 foot setback from all property lines.

2. Building and Structure Height

Structure	Maximum Permitted Height
Lodge Building (Building A)	35 feet
Main Lodge Annex (Building B)	35 feet
Employee/Manager Annex (Building C)	35 feet

All structures shall comply with the maximum permitted height set forth in the table above. Building height shall be measured in accordance with the Code standards

currently in effect at the time of building permit submittal, or other applicable permit review. Any portion of the existing structures exceeding the permitted 35 feet height limitation shall be deemed legal non-conforming in regard to height, and the structure(s) may continue to be used, occupied, maintained and repaired but may not be increased in height so as to create greater non-conformity.

3. Design Guidelines

The overall goal of this PUD Designation is to minimize and mitigate the physical and visual impacts of development. All modifications to any structures on the Property shall be designed to the following standards:

a. Building Colors and Materials

Natural and natural appearing exterior materials, as well as natural colors, shall be used to the extent practical to help the structures blend into the natural landscape. Primary colors shall be natural earth toned, dark and/or subdued. Other colors may be used as accents for window trim, fascia trim, deck railings and trim, and other building trim work to provide architectural detail and differentiation. The use of wood, stone and other natural looking materials, as well as fire retardant materials, are encouraged. Highly reflective glass or highly reflective metal surfaces are prohibited, with the exception of solar energy systems. All new structures on the Property are subject to the provisions in this section, and the existing structures already built are, in their present form, considered to be expressly permitted and in compliance with this section.

b. Exterior Lighting

- i. All exterior lighting fixtures shall utilize full cut-off luminaires so that all direct rays are confined to the lot on which they are located, and so that adjacent properties and wildlife are protected from glare. All exterior lighting shall comply with the applicable requirements of this Designation and with Section 3505.07 of the Code when not expressly addressed herein.
- ii. Exterior lighting fixtures which are attached to any structures shall be limited to a maximum height of 15 feet above finished grade, except for exterior porch or deck lighting which shall be limited to a maximum height of eight (8) feet above the deck or floor area served by such light.
- iii. Free standing lighting fixtures shall be limited to eight (8) feet above finished grade, except that free standing parking lot lights are limited to 18 feet above finished grade as per Code requirements.
- iv. Notwithstanding the foregoing, upon advance notice to and review by the Planning Department, temporary lighting may be permitted for unique occasions of no more than 48 hours, which may exceed the standards set forth herein in terms of height, illumination level, and other such reasonable considerations that will not adversely affect neighboring residences. Such lighting shall not remain illuminated past 10:00 pm on any day. Such temporary lighting should minimize impacts and glare, but may be of a more intense level of illumination, in order to reasonably ensure the safety,

enjoyment and security of guests at any such occasion. Direct rays from the unique occasion lighting must be confined to the boundaries of the Property and may not cause any off-site glare.

- v. These requirements shall not prohibit the temporary seasonal use of tree or house lighting, such as holiday decorative lighting.
- vi. All existing lighting fixtures on the Property, in their present form, are considered to be permitted and in compliance with this section. However, additions or modifications to the Lodge will require compliance with the lighting provisions set forth in Section 3505.07 of the Code where applicable.

4. Parking and Transportation

- a. The area designated on the Plan as the parking area shall remain free from development that impedes parking in this area unless and until adequate replacement parking is identified and designated to the satisfaction of the County Planning Department staff. All parking shall be implemented in accordance with the Parking Plan attached hereto as Exhibit C, and incorporated herein as if referenced in full. A minimum of 40 regular parking spaces and one (1) handicapped space shall be provided at all times.
- b. Owner/Developer may submit an overflow parking plan to the County Planning Department staff for administrative review in advance of any construction projects on the Property that will not affect the continued occupancy of the Lodge and use of the restaurant, or for any occasions that may necessitate such overflow parking. Overflow parking is specifically permitted off site of the Property, if adjacent to the Property, provided that the parking is not in public roads, public trailheads, or other public or private property without specific approval of the person or entity that holds an interest in such affected property. Moreover, all overflow parking shall only be temporary, and shall at all times be actively and effectively managed by the Owner/Developer.
- c. No parking shall be permitted on County Roads, or on any ingress/egress routes, at any time.

5. Landscaping Improvements

- a. Landscaping improvements are allowed anywhere on the Property. Landscaping improvements shall be limited to re-vegetation of disturbed areas with Summit County native grass seed mix, flowers, shrubs, trees, berms, small rock tree wells, small retaining walls, sidewalks and stairs per the applicable requirements of the Code. Forest re-vegetation is also allowed anywhere on the Property in accordance with the provisions set forth in this PUD Designation.
- b. If landscaping material is proposed that requires water to be established, then water must be provided from an approved water source.
- c. Additional watering of the landscaping improvements is allowed on the Property provided sufficient water rights allowing for outdoor uses have been obtained from appropriate sources in advance.
- d. All areas disturbed by construction shall be re-vegetated with Summit County native grass seed mix or returned to a natural state. The Owner/Developer shall

take reasonably effective measures to prevent and control the proliferation of noxious weeds on the Property. Nothing in this PUD Designation shall be construed to waive Summit County's ability to enforce its weed control regulations as set forth in the Code, provided that such regulations have direct application to the Property.

6. Walls and Fences

Walls and fences may be constructed anywhere on the Property provided that they do not obstruct visibility at access points. Walls and fences shall be a maximum of six (6) feet above finished grade. Walls constructed on the Property shall utilize natural materials such as wood, rock or stone, or other natural appearing materials. Colors shall blend with the natural backdrop. Fences shall be constructed in accordance with all the general standards set forth in Section 3505.17 of the Code, as to materials, design, and location, in accordance with the standards for any similar sized commercial property as set forth in the Code.

- a. The above requirements do not apply to retaining walls constructed on the Property. Retaining walls may be constructed anywhere on the Property, and all retaining walls shall comply with the applicable provisions set forth in the Code.

7. Open Space and Trails

- a. Trail. If future development of adjacent properties or future recreational needs warrant a trail alignment to help local residents access the McCulloch Gulch Trailhead, the Owner/Developer agrees to work collaboratively and cooperatively with the Open Space and Trails Department to locate and establish a pedestrian trail across the PUD Designation area for such purposes, if reasonably feasible and operationally viable. Said trail shall be dedicated to the County as a public trail easement, and construction and maintenance of the trail shall be the responsibility of the County.
- b. Public Use Area Fees. All Public Use Area Fees (PUAF) associated with the Property have already been satisfied. Any new development on the Property, including any new condominium hotel units, expansion of the existing structures, or new buildings, may entail additional PUAFs and will be assessed to the Owner/Developer at the time of any future improvements on the Property as per the terms of the Code.

8. Wildlife Protection

The following measures shall be implemented in order to minimize the potential impacts to wildlife and improve the overall quality of wildlife habitat on the Property:

- a. Noxious weeds shall be controlled in accordance with Section B.5.d. of this PUD Designation, and any applicable regulations set forth in the Code.

- b. Wildlife friendly fences are encouraged to be used on the Property if fences are desired for uses other than livestock containment.
- c. Bear proof garbage containers shall be used, or the garbage receptacle shall be stored in an enclosed building.

9. Forest Management

A Forest Management Plan for the Property is not required due to the highly developed nature of the Property, as it exists in its current state, which has little remaining trees or tree stands on site. Nevertheless, the Owner/Developer shall implement any reasonable and necessary forest management recommendations provided by the County and/or the Colorado State Forest Service as provided during any permit or land use review in the future. The removal of trees infested with Mountain Pine Beetle is permitted and does not require prior County approval.

10. Subdivision Corrections

Owner/Developer and the County recognize that there were several errors effectuated over the years, prior to Owner/Developer's acquisition of the Property, specifically regarding platting and lot alignments, that are in immediate need of clarification and/or correction. In contemplation of such circumstances, the Owner/Developer agrees to take the following actions in an effort to correct and/or ameliorate any such complications:

- a. Sanitation District Parcel. The PUD Designation area contains a portion of a parcel known as the "Sanitation District Parcel," County Assessor Schedule Number 4008738, which is not under the ownership or control of Owner/Developer ("Sanitation District Parcel"). Nevertheless, Owner/Developer acknowledges that such parcel was illegally subdivided, and acknowledges that no uses, density or other authorization for use have been permitted or established on this Sanitation District Parcel. Nothing in this PUD Designation shall be deemed to implicitly or expressly allow any use or development of said parcel by Owner/Developer or any other party, except for the use of said parcel for overflow parking upon express permission of the owner of said parcel, and approval by the County.
- b. Enclave Parcel. In addition to the Sanitation District Parcel, there is an enclave parcel that remains part of the PUD area, and under the title and ownership of Owner/Developer, but which is physically cut off by adjacent parcels owned by other parties and thus not accessible by Owner/Developer or viably subject to any use thereon ("Enclave Parcel"). Accordingly, Owner/Developer acknowledges that such parcel was illegally subdivided, if it is in fact so subdivided from the main PUD Designation area. Further, Owner/Developer acknowledges that no uses, density or other authorization for use have been permitted or established on this Enclave Parcel. Nothing in this PUD Designation shall be deemed to implicitly or expressly allow any use or development of said Enclave Parcel by Owner/Developer or any other party, except for the use of overflow parking upon express permission for access to

such Enclave Parcel through property not owned by Owner/Developer, as granted by the owner of said property interests, and approval by the County.

- c. Property Subdivision Exemption Plat for Lodge by the Blue Property. Within 30 days of recordation of this PUD Designation, Owner/Developer, as the owner of most of the property interests within this PUD Designation, shall apply for a general subdivision exemption plat in order to vacate unnecessary internal lot lines within the Property, particularly such lot lines as now surround the perimeter of the existing Lodge structures. Notwithstanding the foregoing, Owner/Developer will not seek to vacate lot lines related to property interests not owned by Owner/Developer, unless permission is first granted by such other property owner(s) as may be affected by the same.
- d. Condominium Map Subdivision Exemption Plat for Lodge by the Blue Units. Within 30 days of recordation of this PUD Designation, Owner/Developer, as the owner of all property within this Designation affected by the existing condominium maps, shall apply for a general subdivision exemption plat in order to vacate all internal condominium lines on the Property. No units shall be sold as condominium units unless and until a condominium map with surveyed lines that reflect the existing boundaries of the condominium units, including the two (2) employee housing units in the Employee/Manager Annex if Owner/Developer so desires, is submitted and approved by the County.

11. Transit Stop/Transit Service/Bus Shelter Easement

- a. It is recognized that the Property has been accepted and established as a transit stop by the Summit Stage.
- b. Owner/Developer has authorized such use by the Summit Stage and shall continue to do so during the operation of such Summit Stage service.
- c. Owner/Developer shall also, if feasible in light of the existing Lodge operations and development constraints, provide an easement to the County for the erection of a bus shelter on the Property to accommodate such transit service. Said easement shall not exceed 400 square feet in total size.
- d. Notwithstanding the foregoing, it is expressly understood that such transit service may be revised or revoked at any point in time as an operational prerogative of the Summit Stage. Accordingly, if any such service is discontinued for over 18 months, any such easement may be revoked by Owner/Developer. Moreover, if a bus shelter is built, and transit service is discontinued for a period in excess of 24 months, Owner/Developer may request that the County, at the County's expense, demolish said bus shelter and vacate any such easement for the same.

C. REQUIRED IMPROVEMENTS

1. Access

- a. Access to the Property and to all buildings thereon shall be provided by a primary access driveway off of Colorado State Highway 9 (CSH #9), as depicted on the Plan. Only one (1) access point onto Colorado State Highway 9 (CSH #9) shall be permitted unless additional access points are approved by

the County Engineering Department and, if required, by the Colorado Department of Transportation.

- b. Improvements to the existing Lodge driveway are not required in conjunction with the approval of this PUD Designation. It is recognized that said driveway, in its existing state, does not meet current County driveway standards. Any significant expansion or modification to the existing driveway, shall serve as a trigger for the existing driveway to be improved to meet County standards in place for commercial uses at the time of such improvements, specifically in relation to width, grade, and surface of the driveway.

2. Water Systems

- a. Water supply for the existing commercial lodging facility is currently provided by a private commercial well permitted under well permit number 3168-F, issued by the Colorado State Engineer's Office. Said well shall remain the source of such commercial water for the Lodge unless and/or until a specific alternative source is identified and approved by the Colorado State Engineer's Office.
- b. The water supplied from the commercial well shall be tested for compliance with State Health Department regulations on a semi-annual basis. Such testing shall be coordinated with the Summit County Environmental Health Department.
- c. Use of the commercial well shall adhere to all rules and regulations of the Colorado Department of Natural Resources, Water Division, including installation of totalizing flow meters, if so required by State regulation and Water Division insistence.
- d. Prior to the issuance of a building permit for any new structure, the Owner/Developer shall obtain sufficient water rights to serve any such additional uses or demand.
- e. Adequate fire flows shall be provided as determined by the Red, White, and Blue Fire Protection District.

3. Sewage Disposal

The Lodge shall be served by the existing on-site sewer connection with the Upper Blue Sanitation District. Any new development shall also provide sewage disposal service through the Upper Blue Sanitation District.

4. Fire Protection

The entire Property is located within the Red, White, and Blue Fire Protection District boundaries ("District"). All development on the Property shall meet all fire protection requirements of the District.

5. Utilities and Easements

The Property is currently serviced by Xcel Energy for all electrical and gas utilities. All new utility lines shall be installed in full accordance with the standards of each utility provider and County regulations.

D. GENERAL PROVISIONS

1. Enforcement

The provisions of this PUD Designation and the Plan relating to the use of land shall run in favor of Summit County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law. Other provisions of the PUD Designation and the Plan shall run in favor of the residents, occupants, or land owners of the Property, but only to the extent expressly provided in, and in accordance with the terms of, the PUD Designation and the Plan. Provisions not expressly stated as running in favor of the residents, occupants or owners of the Planned Unit Development shall run in favor of the County.

2. Breach of Provisions of the PUD Designation

If at any time any provision or requirements stated in the PUD Designation has been breached by the Owner/Developer, the County may withhold approval of any or all site plans or plat maps, or the issuance of any or all grading or building permits or occupancy permits applied for on the Property, until such breach has been remedied; provided, however, that that County shall not take affirmative action on account of such breach until it shall have first notified the Owner/Developer in writing and afforded the Owner/Developer a reasonable opportunity to remedy the same.

3. Binding Effect

The PUD Designation shall run with the land and be binding upon the Owner/Developer, their respective successors, representatives and assigns, and all persons who may hereafter acquire an interest in the Property or any part thereof, with the exception that provisions of this PUD Designation may be modified through an amendment in accordance with the procedure stated in the County Development Review procedures. This PUD Designation shall be recorded in order to put prospective purchasers or other interested persons on notice as to the terms contained herein.

4. Amendments

Amendments to the provisions of a Planned Unit Development Designation shall be reviewed and acted upon as a rezoning application, subject to the County's procedures for zoning amendments and to the requirement for findings under the Planned Unit Development Act of 1972 at CRS 24-67-106(3)(b).

5. Notices

All notices required by this PUD Designation shall be in writing and shall be either hand-delivered or sent by certified mail, return receipt requested, postage paid, as follows:

Notice to County:

Board of County Commissioners
P.O. Box 68
Breckenridge, CO 80424

Notice to Owner/Developer:

Global Connections Inc.
Thomas Lyons, President
5360 College Blvd., Suite 200
Overland Park, Kansas 66211

All notices so given shall be considered delivered three (3) days after the mailing thereof. Either party, by notice so given, may change the address to which future notices shall be sent.

6. Entire PUD Designation

This PUD Designation contains all provisions and requirements incumbent upon the Owner/Developer relative to the Lodge by the Blue Planned Unit Development Designation, except as modified by subsequent action of the Board of County Commissioners in accordance with procedures set forth in the Summit County Land Use and Development Code and the Colorado Planned Unit Development Act (CRS 24-67-106) for amending planned unit developments, and except that nothing contained herein shall be construed as waiving any requirements of the Summit County Land Use and Development Code or other regulations otherwise applicable to the development of the Property.

7. Effective Date

This PUD Designation must be signed by both the Summit County Board of County Commissioners and the Owner/Developer and must be recorded by the Summit County Clerk and Recorder in order to become effective. The effective date shall be the date of recordation.

8. Legality of Provisions

In the case one or more of the provisions contained in this PUD Designation, or any application thereof, shall be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions contained in this PUD Designation and the application thereof shall not in any way be affected or impaired thereby.

APPROVAL OF AMENDMENTS

The foregoing document is the Lodge by the Blue Planned Unit Development Designation as originally approved as Skiers Edge Planned Unit Development Agreement and signed by the Summit County Board of County Commissioners on the 21st day of April, 1981 and recorded at Reception Number 223661 on the 19th day of May, 1981 and as amended by the Summit County Board of County Commissioners as follows:

<u>Resolution Number</u>	<u>Resolution Reception Number</u>	<u>PUD Reception Number</u>
16-51	1159906	1159907

The Skiers Edge Planned Unit Development Agreement signed the 21st day of April, 1981 and recorded at Reception Number 223661 and revised to incorporate the amendments approved as noted above shall remain in force as revised. The foregoing document is issued as a continuation of the original document. Copies of the original Agreement and the amendment noted above are available from the Summit County Clerk and Recorder.

Adopted this 28th day of June, 2016.




COUNTY OF SUMMIT
STATE OF COLORADO
BY AND THROUGH ITS
BOARD OF COUNTY COMMISSIONERS

Thomas C. Davidson, Chair

ATTEST:

Kathleen Neel, Clerk and Recorder

GLOBAL CONNECTIONS, INC.



Thomas D. Lyons, President

ATTEST:



**LODGE BY THE BLUE
PLANNED UNIT DEVELOPMENT DESIGNATION**

ATTACHMENTS

Exhibit A: Legal Description
Exhibit B: General Development Plan
Exhibit C: Parking Plan

Exhibit A

KNOW ALL MEN BY THESE PRESENTS: That Bullert Corporation, being the Owner of a tract of land situate within the Ruby Placer, Mineral Survey No. 17193, in Section 36, Township 7 South, Range 78 West of the Sixth Principal Meridian, County of Summit, State of Colorado, to wit:

Beginning at Corner No. 2 of the Ruby Placer; thence N31°07'00"E along Line 1-2, for a distance of 638.20 feet, thence N75°20'12"W, for a distance of 938.70 feet to the True Point of Beginning; thence S14°39'48"W, for a distance of 1.01 feet to a point of curvature; thence Southeasterly and to the right along the arc of a curve whose chord bears S2°46'05"W, 97.85 feet, and whose delta is 156°12'35" and whose radius is 30.00 feet for a distance of 136.32 feet to a point of reverse curvature; thence Southwestterly and to the left along the arc of a curve whose delta is 71°09'03" and whose radius is 15.00 feet for a distance of 18.63 feet to a point of reverse curvature; thence Southwestterly and to the right along the arc of a curve whose delta is 23°57'54" and whose radius is 184.78 feet, for a distance of 77.29 feet to a point of tangency; thence S33°41'14"W, for a distance of 84.43 feet to a point of curvature; thence Westerly and to the right along the arc of a curve whose chord bears S88°00'52"W, 21.00 feet, and whose delta is 13°45'01" and whose radius is 37.71 feet, for a distance of 21.05 feet to a point of tangency; thence N85°07'08"W, for a distance of 39.10 feet to a point of intersection with the East boundary of the Schissler Quarry Condominium Subdivision Plat; thence Northerly along the Schissler Plat and to the left along the arc of a curve whose chord bears N4°39'40"E, 12.00 feet, and whose delta is 0°26'27" and whose radius is 1560.02 feet, for a distance of 12.00 feet to a point of compound curvature; thence Northwestterly along the Schissler Plat and to the left along the arc of a curve whose delta is 39°36'00" and whose radius is 206.74 feet, for a distance of 142.89 feet to a point of compound curvature; thence Northwestterly along the Schissler Plat and to the left along the arc of a curve whose chord bears S38°09'33"E, 51.73 feet, and whose delta is 6°00'00" and whose radius is 590.18 feet, for a distance of 61.80 feet to a point of tangency; thence S48°50'27"W along the Schissler Plat, for a distance of 96.00 feet to a point of curvature; thence Southeasterly along the Schissler Plat and to the right along the arc of a curve whose chord bears S38°09'33"E, 51.73 feet, and whose delta is 6°00'00", and whose radius is 594.18 feet, for a distance of 51.73 feet to a point of compound curvature; thence Southeasterly along the Schissler Plat and to the right along the arc of a curve whose delta is 39°35'00" and whose radius is 110.74 feet, for a distance of 76.94 feet to a point of compound curvature; thence Southerly along the Schissler Plat and to the right along the arc of a curve whose chord bears N3°26'27"E, 48.41 feet, and whose delta is 2°00'00" and whose radius is 1464.02 feet, for a distance of 51.11 feet to a point of tangency; thence N83°33'33"W along the Schissler Plat, for a distance of 77.00 feet to a point on the East boundary of the Amended Map of Quarry Breckenridge Plat and to the left along the arc of a curve whose chord bears N3°26'27"E, 48.41 feet, and whose delta is 2°00'00" and whose radius is 1387.02 feet, for a distance of 48.42 feet to a point of tangency; thence N4°26'27"E along the Quarry Breckenridge Plat, for a distance of 48.00 feet; thence N85°33'33"W along the North line of the Quarry Breckenridge Plat extended for a distance of 439.30 feet to a point on the East Right-of-way line of Colorado State Highway No. 9; thence N11°29'07"E along said Right-of-way line, for a distance of 139.91 feet to a point of curvature; thence Northeastterly along said Right-of-way line and to the left along the arc of a curve whose delta is 3°11'14" and whose radius is 3164.59 feet, for a distance of 176.04 feet; thence S75°20'12"E, for a distance of 713.14 feet to the True Point of Beginning. All bearings are referenced to the Condominium Plat described above. The tract contains 4.140 acres, more or less.

Exhibit C

